

Warrant Committee Meeting April 30, 2003, 6:15 p.m.

The Warrant Committee met on Wednesday, April 30, 2003, in Room 145 of the High School on April 30, 2003, prior to the ATM & STM. The purpose of the meeting was to discuss the Inclusionary zoning article that was on the agenda for the evening. In attendance were Will Brownsberger, Anne Marie Mahoney, Paul Solomon, Mel Kleckner, Joyce Munro, Susan K. Freiner, Scott Stratford, Michael Widmer, Robie White, Linda Oates, Penny Schafer, Pat Bruschi, Jim Heigham, Barbara Hagg, Pat Morley, Diane Kobus, Peg Callanan, Bill Hofmann, Larry McCormick, Phil Curtis, Walter Flewelling, Dianne Hobbs, and Geoffrey Tillotson.

Kathy Ruane from the Recreation Commission was on hand to discuss the Payson Park Playground Project. The STM article which was being voted on tonight returns \$17,000 back to the Town. The figure needs to be correct to \$8,000. D. Frizzell has been working on the project and states that labor charges and materials are needed to have this done by next Friday. There may be other funds returned at a later date to the Town. Inmates had been lined up to complete this work but when it rained they were forced to hire labor for other days. Diane Kobus discussed keeping the \$8,000 for repairs of Joey's park that could be started in FY04. Bruschi said the Joey's Park is not included in the preliminary CBC budget & FY03 needs these funds more. Repair/closing of Joey's park is not part of this discussion. Ruane right now would like to just repair Joey's park & not replace. The new total for Capital budget reversions is \$85,000 (Stratford). Motion by Brownsberger to BOS to approve at TM, unanimous. Motion by Heigham to approve for WC at TM, unanimous.

Steve Corridan from O'Neill Properties was in attendance. He was asked to discuss his company's position regarding inclusionary zoning. He says that he looks forward to this as part of his project & looks forward to working with Roger. Heigham requested clarification. Corridan stated that Mr. O'Neill is not opposed to inclusionary zoning by-law. When Mr. O'Neill spoke at Monday's Selectmen's meeting, O'Neill was reacting to information he had just received and now that they've seen & had time to absorb will not oppose. They believe that affordable housing is important. Roger Colton, Chair the Fair Housing Committee, & member of Belmont Housing Trust, Art Heron (in attendance) and Hofmann clarified the 40B zoning issues. Bruschi asked that an O'Neill representative speak at TM to clarify their position. Oates wanted to know if 40B is zoning neutral. Brownsberger stated that inclusionary zoning makes us look more 40B friendly. At this time the Fair Housing people and O'Neill people and Jim Heigham left to attend a Planning Board meeting. Bruschi asked the BOS if there was a deal was made to gain the O'Neill support on the inclusionary zoning. Brownsberger said that he and others felt that these were two separate issues. Brownsberger felt a 40B senior project would be positive for the Town. He thinks that O'Neill may eventually go 40B. Kobus spoke about developer push to go to 40B in order to breakeven if the industrial project cannot go forward. Brownsberger felt that that location would not be a good place for family housing since there are sewer & fire coverage issues. Bruschi did not see a market for more senior units in light of development at McLean & Symmes and sees it all going to family by the fall.

Widmer asked if the Committee wanted to vote on inclusionary zoning. Phil & Bill Hofmann stated that they are not in favor of the WC taking a position.

Oates asked who is the gatekeeper for whom is assigned to different units. Penny explained that there is no differentiation in the units since there is a lottery. Brownsberger said that we now have 70 units of affordable housing and need 1,000.

In light of the questions raised, the Committee asked Roger Colton & Art Heron to return to the WC meeting. Mr. Bruschi questioned Roger Colton about whether or not there were deals made in the phone conversations with O'Neill on Tuesday. Colton stated that there was no deal. He admitted that he told the O'Neill people that they would be burning bridges if they got up to oppose at TM. Bruschi questioned Colton whether the O'Neill zoning proposal would be treated like any other. Inclusionary zoning did not contemplate a 200 unit development. Colton said that his conversations with O'Neill included no

discussion outside of the affordable housing component. Colton further stated that the O'Neill proposal needs to be views a total unit with environmental concerns and affordable housing units.

McCormack asked if there were any agreements with O'Neill made. Colton says that there were no agreements other than that "Steve Corrigan & I will talk next week". The purpose is not to reach agreement but to sever issues. Callanan asked if there were any threats about burning bridges. Colton responded no but there would be. Colton says that O'Neill knows that he has an uphill battle and can't appose something developed over five years. Colton felt that O'Neill knew that if he undid 5 years of work off the cuff that he would ruin the trust. Kobus asked if there would be a sewer hookup to Cambridge or would they come thru Arlington to get back to Belmont. This is unknown at this time. Brownsberger felt that a hostile 40B threat by O'Neill is their only power.

At this time Heigham returned from the Planning Board meeting and reported that the Planning Board is supporting inclusionary zoning.

Widmer asked if the WC wanted to take a position on inclusionary zoning. The Committee was opposed to taking a position except for McCormack. Adjourned 7:15